



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Planning Board Workshop Approved Minutes

August 12th, 2020

7:00 pm at Community Development Meeting Room & Zoom Video Conference
3 North Lowell Road

Attendance:

Chair, Derek Monson, Present
Vice Chair, Alan Carpenter, via Zoom video conference
Joe Bradley, Present, via Zoom video conference
Jennean Mason, Present
Ruth-Ellen Post, Excused
Jacob Cross, Present, via Zoom video conference
Matt Rounds (alternate), Present seated for Ms. Post, via Zoom video conference
Gabe Toubia (alternate), Present, via Zoom video conference
Tom Early (alternate), Present, via Zoom video conference
Heath Partington, Board of Selectmen liaison, Present, via Zoom video conference
Dick Gregory- Planning Board Director
Renee Mallett- Minute Taker, via Zoom video conference

The meeting opened at 7:01 with the introduction of members. On March 23rd, because of the Covid-19 pandemic, Governor Sununu created Emergency Order #12. This has relaxed the requirements of RSA 91-A, III(c) and allowed the meeting to be held while still following the CDC guidelines for social distancing. As such many of the board members took part in the meeting via Zoom video conference.

The Design Review Committee has requested a meeting with the board. Mr. Gregory reviewed the upcoming schedule and said it would be added to the next meeting.

Mr. Cross had emailed the revised survey questions, with feedback supplied by Ms. Alexandra Barker, to the board members before the meeting. He said that most of the feedback Ms. Barker supplied was to questions the board had already decided to delete from the survey.

The board discussed some changes to the way questions could be answered, changing ranking answers to picking one answer for some. Mr. Cross said he was not familiar enough with SurveyMonkey to know if that site allowed users to mix the way questions were answered.

Some discussion followed on whether some of the questions could give the impression that the planning board had control over some things they did not. Mr. Partington said he did not see the harm in asking the questions anyway. Vice Chair Carpenter said it was important to be as neutral as possible in how questions and answers were phrased.

Mr. Rounds asked why workforce housing questions were being included as the town is required to have this kind of housing by state mandate. Mr. Cross said other towns had restrictions that Windham did

not have. Vice Chair Carpenter said other town regulations, like the one for soil-based lot sizing, was a restriction not seen in most towns. Ms. Mason said the survey was about how residents wanted to town to look, and workforce housing includes single family homes. Mr. Earley said that workforce housing initiatives have been on town ballots and that most residents are already familiar with it. Vice Chair Carpenter said that many residents have the misconception that workforce housing is low income housing and do not realize that \$300,000-\$400,000 single family homes fulfil the town's obligation to have this kind of residential stock. Vice Chair Carpenter read the HUD definition of workforce housing as "affordable housing for moderate to middle income families," and said it could be used within the question as the legal definition. Ms. Mason suggested the question be grouped with those regarding lifespan housing if it were a matter of density as opposed to one of style.

Vice Chair Carpenter said that the town was currently being sued over workforce housing and he felt that Attorney Campbell would probably advise the board to remove the question, no matter how honorable their intentions. Mr. Partington said he thought the question was fine to ask but that some of the answers needed to be edited. Mr. Rounds suggested that the question include the information that workforce housing is state required.

Similar conversation followed on 55+ lifespan housing. Chair Monson pointed out that while workforce housing is a recognized nationally used term the ordinances surrounding age restricted housing are specific to Windham.

At 5-minute recess was called at 8:37pm.

Moving on to questions about commercial development Mr. Partington suggested that the same tempered wording that had been crafted for the residential questions be used.

Ms. Wendy Williams, via email, suggested questions about the town's schools be added to the survey. The board thanked Ms. Williams for the suggestion but ultimately decided not to include them on the survey as they would fall under the purview of the school board and not the planning board.

Mr. Cross said he would update the survey document to reflect the edits made during the night's workshop and he will resend them to members for discussion at the next meeting.

Chair Monson said he had refused to sign the mylar for Chadwick Circle as he said it was incorrect.

Mr. Partington said that Mr. Gregory and Mr. Norman would be meeting soon with the Board of Selectmen, in case anyone from the Planning Board was interested in attending.

The board asked Mr. Gregory to add the plans for the redevelopment of Green Meadow Golf Club to the online portal. This development is in Hudson, NH but has been shared by that town because of the possibility of it impacting the surrounding communities.

The workshop ended at 9:25pm